

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- | | | |
|--|---|-----------------------------|
| • Is your proposal permissible in the zone? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

The land is zoned RE1 - Public Recreation

The proposed shed will be used to house trailers and catering items for a non-for-profit organisation.

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

The proposal requests approval for a storage shed for a non for profit organisation to house trailers and catering equipment.

The proposed building will have a 148 sqm floor area, an 8m x 18.5m footprint. It will have a standard gable roof with a wall height of 3.3m. It will be set back approximately 12m from the northern side boundary and 3m from the eastern back boundary, with full colourbond cladding. The northern side of the shed will feature three roller doors. At the front, there will be a 2-metre lean-to incorporated into the design.

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The site is currently has a toilet block and small playground, which are situated approx 70m away from where the proposed shed will be built.
The land is cleared and ready for development

2. What is the present use and previous uses of the site?

The proposed shed will be used for storage of trailers and catering items

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

Nil

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

Nil

5. What types of land use and development exist on surrounding land?

The land surround is oned RU5 Village, which consists of dwellings and Tourist attractions.

CONTEXT AND SETTING

- Will the development be:
 - Visually prominent in the surrounding area? ☐ Yes ☒ No
 - Inconsistent with the existing streetscape? ☐ Yes ☒ No
 - Out of character with the surrounding area? ☐ Yes ☒ No
 - Inconsistent with surrounding land uses? ☐ Yes ☒ No

Please justify your answers below:

The development will be set back from the front approximately 27m. There are similar size sheds in the area so will not be out of character.

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☒ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☒ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☒ No

Please justify your answers below:

There will be no privacy issues between adjoining neighbours, as the proposal is for a shed only. There will be no overshadowing of adjoining properties that will result in an adverse impact on solar access. There will be no acoustic issues between adjoining properties as a result of this development. There will be no impact on view for the adjoining neighbours and the development will have no affect on public places.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes?
If yes, by how much? ☐ Yes ☒ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No
- Are power, water, sewer and telecommunication services readily available to the site? ☒ Yes ☐ No

Please justify your answers below:

Legal access to the site will remain on Beverley St, no additional access points to the road network will be required. Local traffic movements will not be increased. There is ample space for the manoeuvring of vehicles on site and plenty of parking along the road side.

ENVIRONMENTAL IMPACTS

- | | | |
|---|------------------------------|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development involve any significant excavation or filling? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below:

The development will not have any impact on the above. It is for a storage shed only therefore noise impact should not be relevant. all stormwater will be directed to Council's sdrainage system. The proposed site is not located in a heritage area and the development will not affect any aboriginal artifacts due to site being clean.

FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

The development will not result in the removal of any native vegetation as the area where the proposed works will be consstruced is cleared and ready for development. There will be no impact on threatened species or native habitat.

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of? **N/A**
 - ☐ To Sewer
 - ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
 - ☒ Council Drainage System
 - ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer?
 - ☐ Yes
 - ☒ No
- Will the development result in any hazardous waste or other waste disposal issue?
 - ☐ Yes
 - ☒ No
- Does the development propose to have rainwater tanks?
 - ☐ Yes
 - ☒ No
- Have all potential overland stormwater risks been considered in the design of the development?
 - ☒ Yes
 - ☐ No

Please justify your answers below:

There will be no waste disposal issues, as all waste will be disposed of by the builder offsite. Stormwater risks have been taken into consideration when designing the proposed shed and stormwater will be directed away from the building.

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area?
 - ☐ Yes
 - ☒ No
- Has the development addressed any safety, security or crime prevention issues?
 - ☒ Yes
 - ☐ No

Please justify your answers below:

The proposed development will be a secure, lockable shed.
The site does not pose any economic or social consequences in the area.

CONCLUSION

Cumulative effects of all factors.

The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.



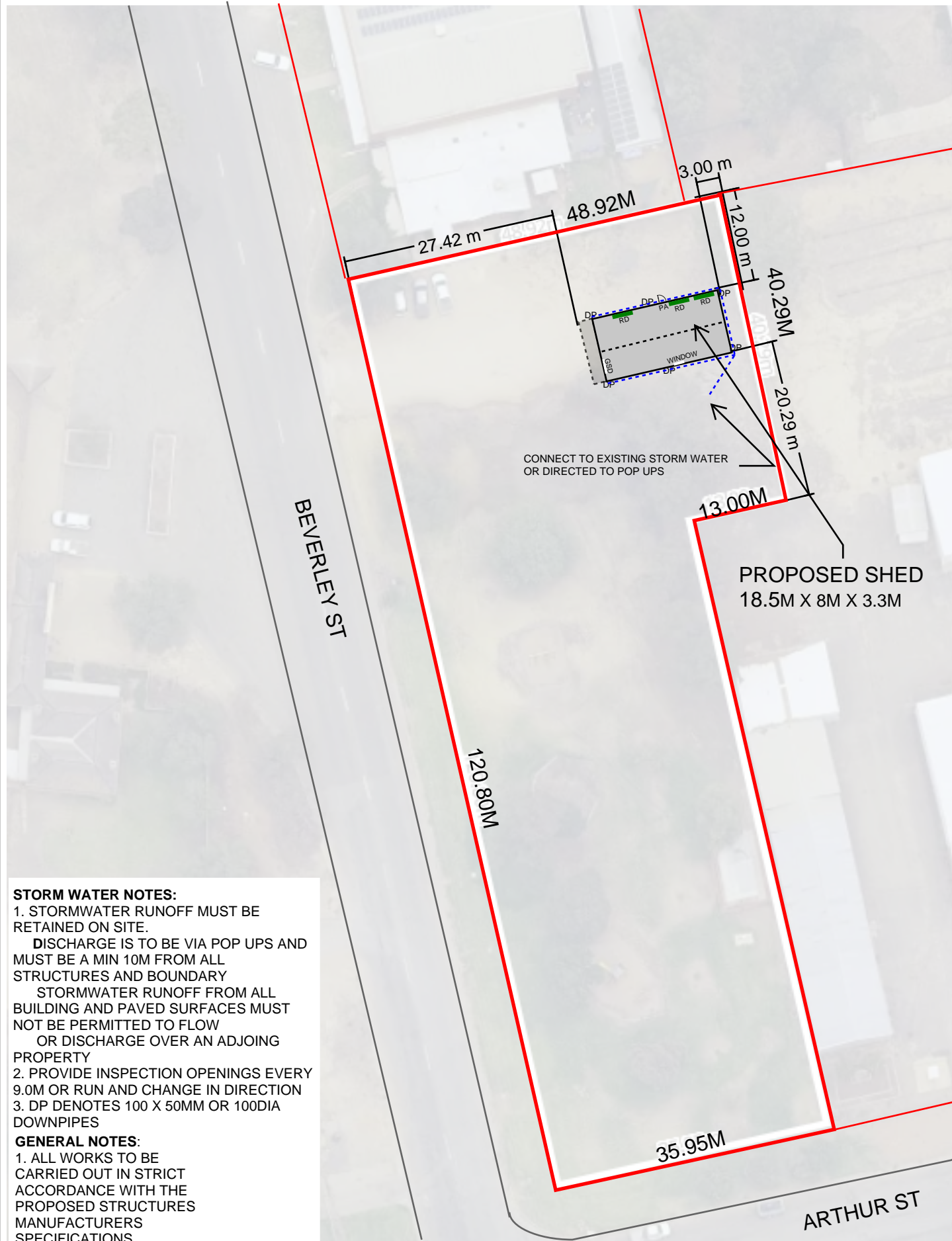
ROTARY CLUB OF WENTWORTH
 LOT 7351 BEVERLEY ST,
 WENTWORTH, NSW 2648

PROPOSED SHED

SITE PLAN

DATE: 01.07.25





STORM WATER NOTES:

1. STORMWATER RUNOFF MUST BE RETAINED ON SITE.

DISCHARGE IS TO BE VIA POP UPS AND MUST BE A MIN 10M FROM ALL STRUCTURES AND BOUNDARY

STORMWATER RUNOFF FROM ALL BUILDING AND PAVED SURFACES MUST NOT BE PERMITTED TO FLOW

OR DISCHARGE OVER AN ADJOINING PROPERTY

2. PROVIDE INSPECTION OPENINGS EVERY 9.0M OR RUN AND CHANGE IN DIRECTION

3. DP DENOTES 100 X 50MM OR 100DIA DOWNPIPES

GENERAL NOTES:

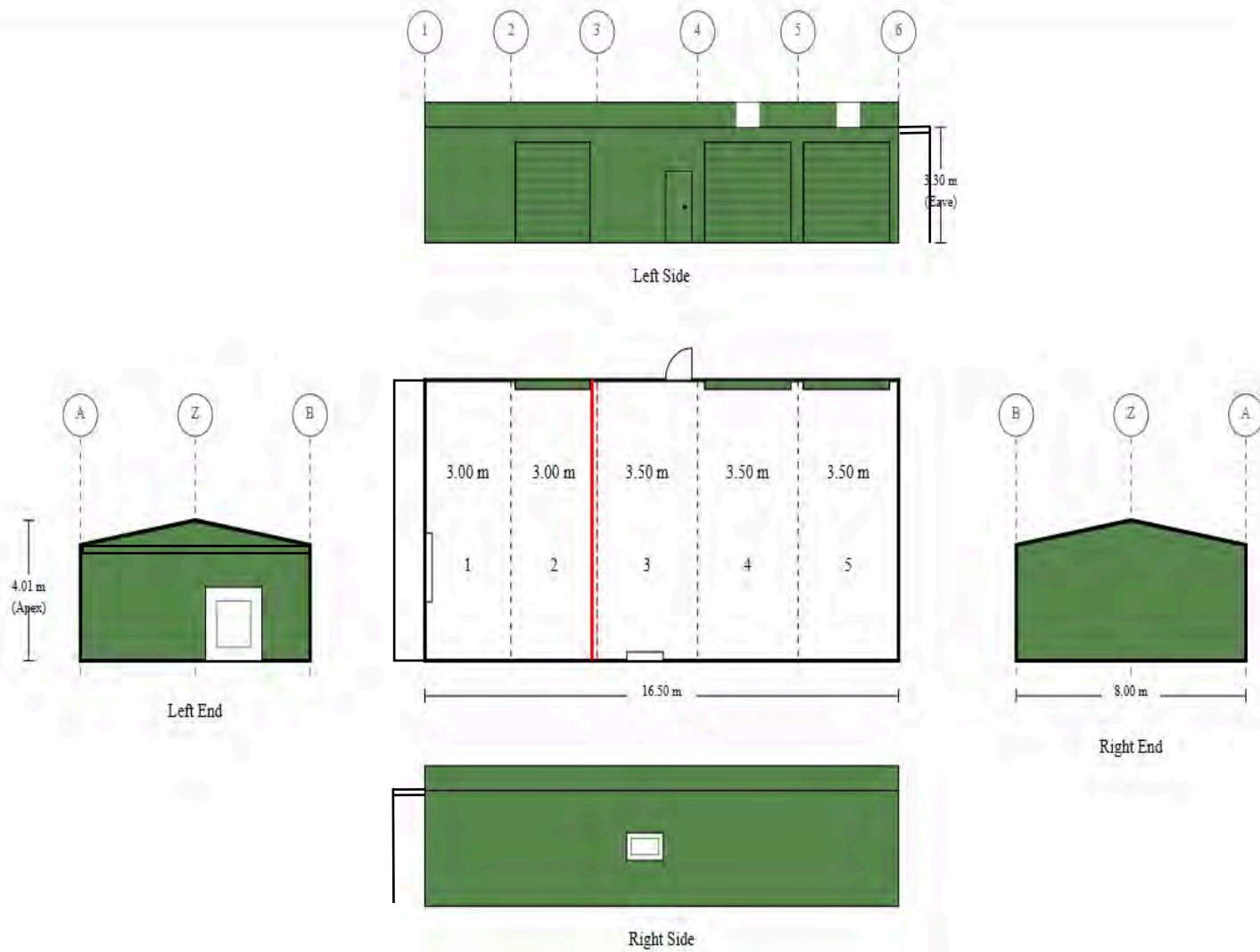
1. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PROPOSED STRUCTURES MANUFACTURERS SPECIFICATIONS.




ROTARY CLUB OF WENTWORTH
LOT 7351 BEVERLEY ST,
WENTWORTH, NSW 2648

SITE PLAN





Purchaser Name: David Tunkin		Building Layout Ref# BRMIL2504022-5	Seller: THE Shed Company Mildura Name: Ben Rogers Phone: (03) 5021 0226 Fax: (03) 5021 0228 Email: ben.rogers@theshedcompany.com.au	
Site Address:				
Ref # BRMIL2504022-5	Print Date: 01/05/25			